

Fully Equipped Restaurant

Retail
Property
For Lease

17 S Beneva Rd, Sarasota, FL 34237



Property Description

Don't miss this rare opportunity to lease a fully equipped, move-in ready restaurant space in the heart of Sarasota. Offering 1,400 SF of interior space, this space is next door to Claudie's French restaurant, and comes with everything you need to hit the ground running—furniture, fixtures, kitchen equipment, and more. The setup is ideal for a variety of food and beverage concepts, whether you're envisioning a cozy coffee shop, a bustling café, a neighborhood deli, or another creative venture.

The space is thoughtfully designed with a functional layout that maximizes both front-of-house dining and back-of-house operations, saving you the time, expense, and hassle of a full build-out. Because the restaurant is already in place, operators can focus on branding, menu development, and customer experience rather than construction delays.

Positioned in a desirable Sarasota location, this restaurant benefits from strong visibility, convenient access, and a growing local population that continues to fuel demand for new dining options. With immediate availability, it's the perfect opportunity for an operator who wants to establish or expand their presence in one of Florida's most dynamic markets.

Bring your vision, your menu, and your passion—this space is ready when you are!

OFFERING SUMMARY

Lease Rate:	\$4,000.00 per month (MG)
Available SF:	1,400 SF
Lot Size:	12,658 SF
Building Size:	8,013 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,433	44,292	84,464
Total Population	12,548	97,958	184,925
Average HH Income	\$90,361	\$93,550	\$101,373



Loyd Robbins

Principal Broker
(941)-356-9659
loyd@rerobbins.com



3580 S. Tuttle Ave
Sarasota FL 34239

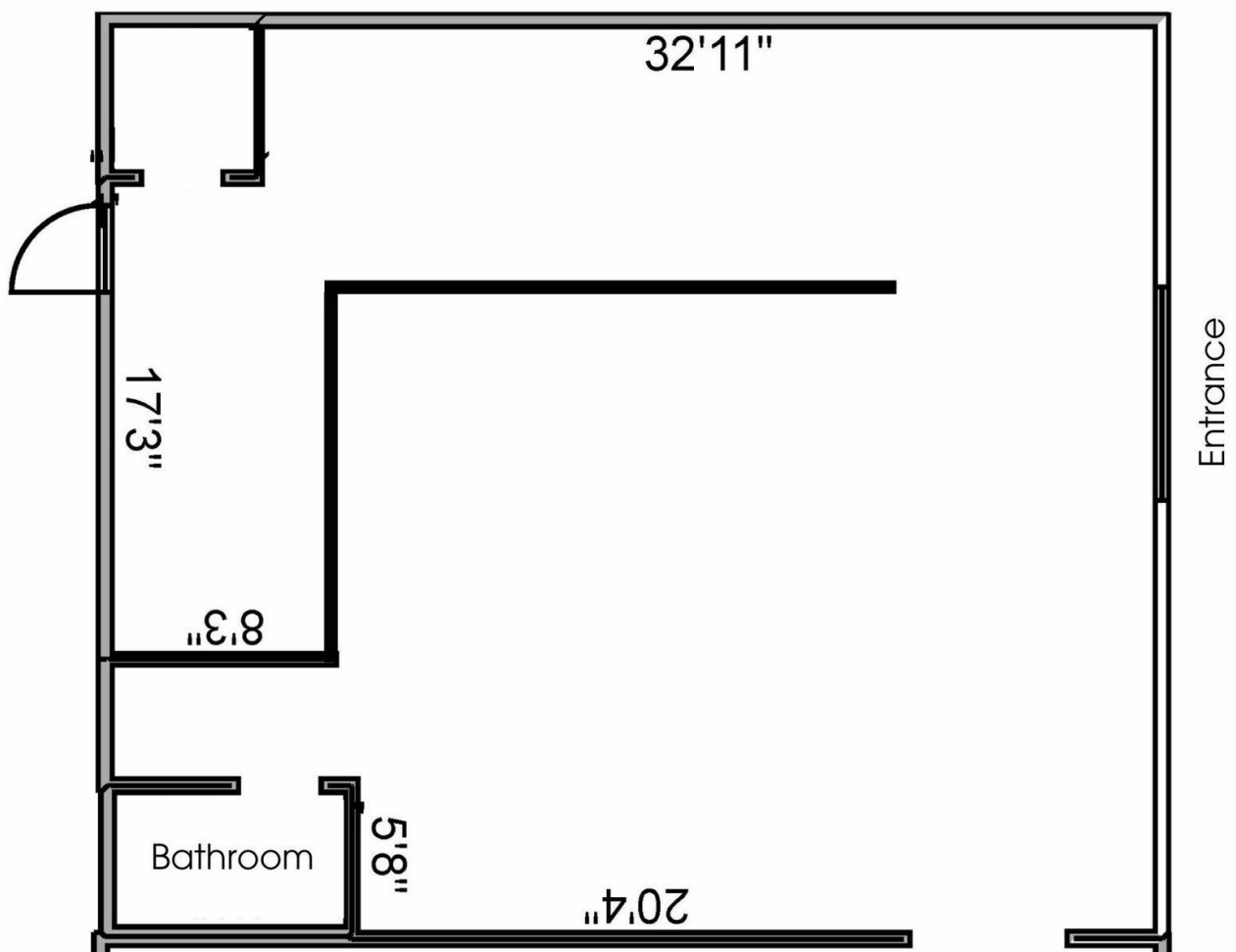
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Functional Floor Plan

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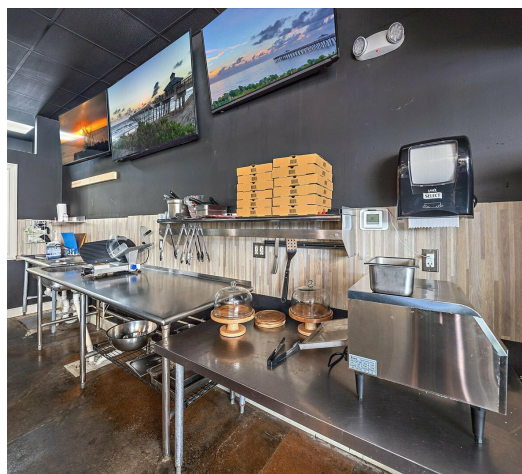
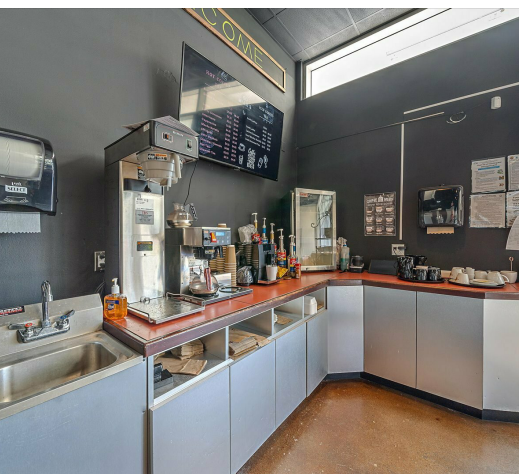
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Convenient Sarasota Location Near It All

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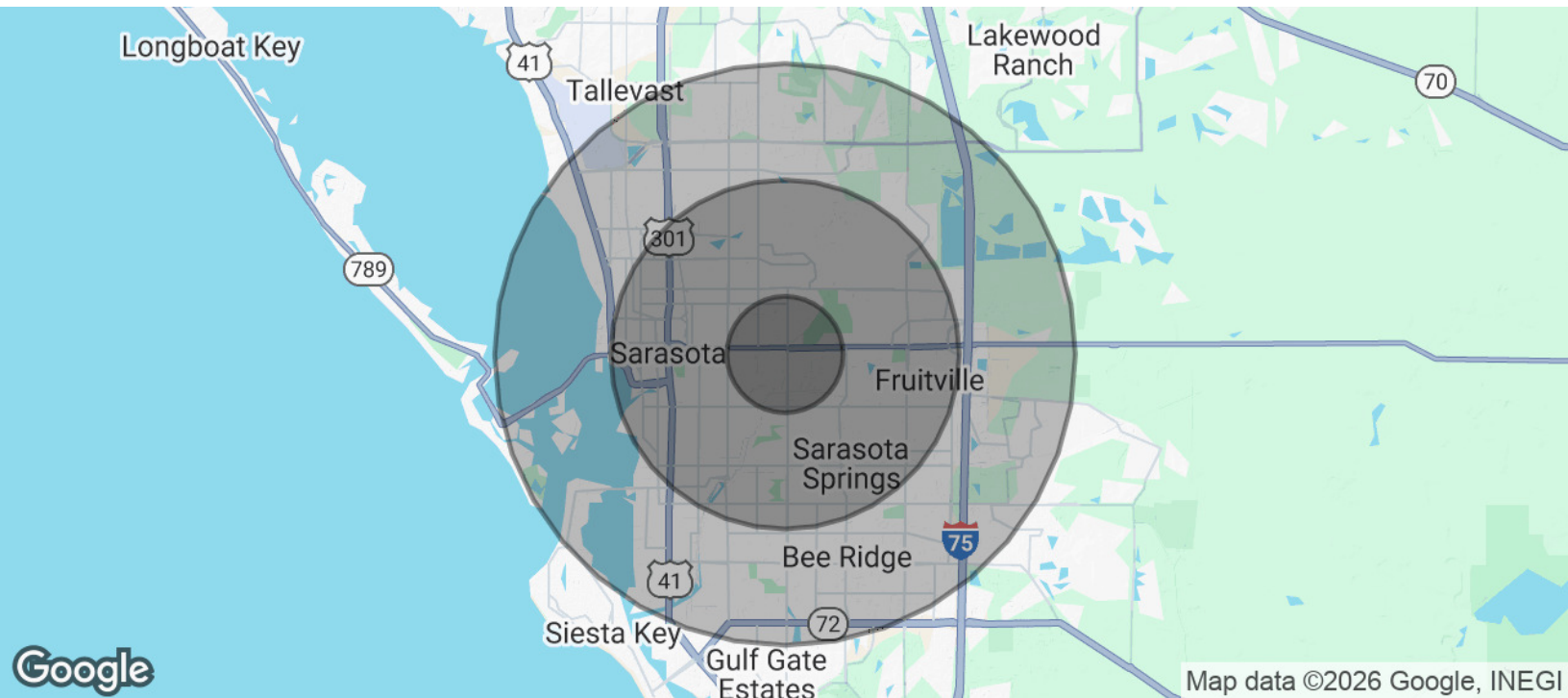


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Rapidly Growing Market with Favorable Demographics

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,548	97,958	184,925
Average Age	47	48	50
Average Age (Male)	45	47	48
Average Age (Female)	49	50	51
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,433	44,292	84,464
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$90,361	\$93,550	\$101,373
Average House Value	\$350,744	\$436,524	\$485,585

Demographics data derived from AlphaMap



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